

CITY OF VANCOUVERSPECIAL COUNCIL - JUNE 26TH, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the King George Secondary School, 1755 Barclay Street, on Thursday, June 26, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
 Aldermen Bird, Bowers, Boyce, Cowie,  
 Harcourt, Kennedy, Marzari,  
 Rankin, Sweeney & Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers  
 SECONDED by Ald. Harcourt

THAT the Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Downtown Plan

An application was received from the Director of Planning to amend Zoning and Development By-law No. 3575, as follows:

- (a) To amend the C-5, CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby ancillary facilities for social and recreational amenities primarily for the enjoyment of Downtown residents and employees such as facilities for physical fitness, general recreation or providing a service to the public may be excluded from the floor area measurements (F.S.R.), and,
- (b) To amend the C-5, CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby a Public Social and Recreational facility, the need for which has been demonstrated to the satisfaction of the Development Permit Board; the Board may, in its discretion, permit such development additional floor space ratio beyond that otherwise provided for in this section; subject to the prior approval of City Council
- (c) To amend Section 2 of the CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby dwelling units may be permitted as a conditional use.

APPROVED by the Director of Planning.

Applicant: Director of Planning.

MOVED by Ald. Rankin

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

cont'd ...

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2. West End Rezoning

An application was received from the Director of Planning:

(a) To amend Zoning and Development By-law No. 3575 establishing a new comprehensive development district to be known and described as "West End District (W.E.D.)".

(b) PROPOSED BY-LAW TO AMEND ZONING AND DEVELOPMENT BY-LAW NO. 3575

A portion of that area commonly known as the West End as outlined in black on the attached map be rezoned from a C-2A Commercial District, C-5 Commercial District, RS-1 One Family Dwelling District, RM-4A Multiple Dwelling District and CD-1 Comprehensive Development District to a Comprehensive Development District to be known and described as "West End District (W.E.D.)".

(c) PROPOSED OFFICIAL DEVELOPMENT PLAN BY-LAW

And further to consider the adoption of an official development plan by-law relating to the area aforesaid as indicated on the map below.

APPROVED by the Director of Planning.

APPROVED by the Vancouver City Planning Commission.

Applicant: Director of Planning.

Mr. D. M. Hickley, for the Director of Planning, requested approval to insert the word "residential" at the beginning of sentence #1, Page 13, such and for of the Official Development Plan. The intent is to require underground parking by by-law in residential area but not in commercial area.

Mr. Hickley then reviewed the implications of the proposed rezoning to establish the West End District. He advised that a number of public meetings were held in the area to acquaint citizens with the proposal and over 600 copies of the draft by-law were mailed to West End residents. In addition, the West End Planning Team has been discussing the proposal with residents of the area.

Mr. J. Coates, West End Planning Team, answered questions of Council relative to the proposed F.S.R. and the density rates.

Mr. Porter, Real Estate Board, addressed Council and submitted a brief agreeing in principle with the proposed rezoning. He suggested, however, that there be an on-going review, particularly with respect to the Development Permit Board and queries which may arise concerning the rezoning.

Mr. M. J. McIntyre, West End and Downtown Ratepayers' Association, spoke against the proposed rezoning.

Mr. J. Stanton, C.C.C.D., submitted a brief and advised that his organization agreed in principle with the guideline approach suggested in the proposal. He recommended that no change in the guidelines be permitted unless a Public Hearing is first held and that there be provision for review of the West End District at stated intervals at a Public Hearing.

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Clause No. 2 (continued)

Mr. M. Wright, concerned resident, queried whether the proposed West End District would encourage construction of rental accommodation in the area.

Mr. G. Grais, representing Dominion Construction, submitted a brief requesting that the Block bounded by Davie, Cardero, Pendrell and Nicola be exempted from the rezoning. This block contains Gabriola Mansion which is presently the only designated heritage structure in the West End. He stated the proposed West End District zoning would seriously affect his company's ability to re-develop the entire block to preserve and effectively use the mansion and create a well designed and economically viable investment for Angus Apartments Ltd. on the remaining block of property.

Mr. Hickley concurred in the request of Dominion Construction.

Mr. M. Gropper submitted a brief on behalf of Adams Properties Ltd., owner of approximately one-half of the North half of the 1300 Block Robson Street, being 1301 to 1339 Robson Street, being that half of the North half of the 1300 Block Robson Street extending from Jervis Street to a point midway in that block. This property is presently zoned C-5, and Mr. Gropper requested that this zoning be retained as the proposed CH Zone is dissimilar to the remainder of the West End as it exhibits none of the primarily residential qualities of that area, but rather serves as an urban centre close to the West End but serving the whole of Vancouver.

Mr. Carter Maitland spoke in favour of the proposed West End District zoning, but expressed concern about the powers of the Development Permit Board.

A resident queried the future of the properties presently located on Block 23 adjacent to the Nelson Park site. He was advised that Council's decision is to go ahead with demolition of the properties on Block 22 and to defer for five years demolition of Block 23.

MOVED by Ald. Bowers

THAT the rezoning application be approved.

MOVED by Ald. Cowie

THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.25, as shown on Map B, page 10, West End (ii) Official Development Plan, June 1975, to 1.50.

- (carried)

MOVED by Ald. Rankin (in amendment)

THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.25, as shown on Map B, page 10, West End (ii) Official Development Plan, June 1975, to 1.75.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

The amendment having lost, the motion of Alderman Cowie was put and CARRIED with Aldermen Bowers, Boyce and Marzari against.

MOVED by Ald. Rankin

THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.80, as shown on Map B, page 10, West End (ii) Official Development Plan, June 1975, to 2.0.

- CARRIED

(Ald. Bowers, Boyce, Cowie, Marzari and the Mayor opposed)

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Clause No. 2 (continued)

MOVED by Ald. Sweeney

THAT the application of the Director of Planning be amended by deleting from the West End District rezoning the proposed CH Zone in the vicinity of Robson Street with report back from the Director of Planning when he is reporting on the Downtown Plan.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Sweeney

THAT the application of the Director of Planning be amended by excluding from the West End District rezoning the block bounded by Davie, Cardero, Pendrell and Nicola Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the application of the Director of Planning be amended by deleting from the West End District rezoning the proposed CH district south side of Georgia Street with report back from the Director of Planning.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the rezoning application of the Director of Planning be approved as amended this day and that the Director of Legal Services be instructed to bring forward the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at 10:00 P.M.

The foregoing are Minutes of the Special Council Meeting Public Hearing, of June 26, 1975, adopted July 8, 1975.

A. Phillips  
MAYOR

K. D. L.  
CITY CLERK